

**Amendments to the Specification:**

Please replace the paragraph beginning at page 8, line 22, with the following rewritten paragraph:

--In accordance with another aspect of the present invention, users connected to computer 100 can create and access best practice reports stored in best practice report database 112. A user can include any participant in the real estate transaction process (including the phases described in FIGs 3 to 11C) or any entity registered to use the services provided by computer 100. Users access computer 100 via any one of computers 101, 102, and 113 for creating and accessing stored best practice reports. In one embodiment, an operator of the system can charge a fee for access to best practice reports database 112, thus allowing prospective parties to a new real estate transaction to “buy” experience reflected in the database.—

Please replace the paragraph beginning at page 18, line 12, with the following rewritten paragraph:

--The following description, in conjunction with FIGS. 3 through 11C (details of each negotiation phase) and FIGS. 12 through 15 (computer-implemented forms that solicit information for each phase), explains one possible approach for implementing a method and system according to the present invention. It will be assumed that prior to performing the steps shown in FIG. 3, a user has logged into the system and, if pertinent, reviewed e-mail messages in his/her account that were received from other users, such as another party to the negotiation. It will also be assumed that a web-based computer display system using well-known hyperlink technology is used to solicit and display information between parties, although the invention is not limited in this respect.—

Please replace the paragraph beginning at page 23, line 24, with the following rewritten paragraph:

--The third negotiation phase (agreement on lease deliverables) will be described with reference to FIG. 5. It will be appreciated that although some of the steps shown in FIGS. 5 through 11C appear to repeat some of the lease provisions that were the subject of an earlier negotiation phase, in practical terms any lease provision that was the subject of complete agreement in an earlier phase would be removed from later negotiation phases.—

Please replace the paragraph beginning at page 24, line 21, with the following rewritten paragraph:

--The fourth phase (define tenant environment) will be explained with reference to FIG. 6. In step 601, the parties (including the tenant and its local service providers) agree upon a tenant's checklist. This can include an agreement on a floor plan, furniture needs and costs, and LHI (leasehold improvement) cost. Steps 602 through 607 are similar in nature to the other steps already discussed (i.e., the parties either agree or defer agreement on each item, and can resolve areas of disagreement using LSP's or other options). The result of negotiation in phase four is the issuance in step 608 of a summary document including a checklist of outstanding tenant environment needs; a modified lease proposal; and a revised schedule (if necessary).—

Please replace the paragraph beginning at page 25, line 21, with the following rewritten paragraph:

--The seventh phase (complete lease deliverables) will be explained with reference to FIG. 9. In step 901, the current occupier vacates the premises (if it has not already done so). In step 902, the landlord completes the leasehold ~~investment~~ improvement required under the lease. In steps 903 and 904, the network and telecommunication systems are delivered in accordance with the lease. In step 905, the furniture is delivered and accepted. Any works for which the landlord is not responsible would be eliminated as decisions in this phase.—

Please replace the paragraph beginning at page 25, line 27, with the following rewritten paragraph:

--In step 906, the tenant formally accepts all of the above deliverables (to the extent that these were not accepted in the preceding steps); this may include steps of inspecting the premises, rectifying defects or variances, and in step 907 providing a summary of delivered items.—

Please replace the paragraph beginning at page 26, line 1, with the following rewritten paragraph:

--The eighth phase (complete tenant works) will be explained with reference to FIG. 10. ~~The~~ After the current occupier vacates in step 1001, the steps 1002 – 1006 shown in FIG. 10 relate to works that the tenant is completing without assistance of the landlord. As such, the decisions in this phase involve only the tenant and its LSPs (although, in practice, the tenant may require the landlord's cooperation to resolve issues related to installation of tenant systems in the premises). Any steps that are completed by the landlord on behalf of the tenant in phase seven would be automatically eliminated from phase eight. Once all of the tenant's works are completed, the tenant would move into the new premises in step 1008. Summary documents are obtained in step 1007.—

Please replace the paragraph beginning at page 31, line 2, with the following rewritten paragraph:

--A user can input information for one to three LSPs via web screen ~~2020~~ 2120. If more LSPs were used, the user can depress MORE LSPs button 2109 for more fields. When all the information is input for each LSP, CONTINUE button 2110 is pressed and web screen 2220, shown in FIG.22, is displayed.—